

FINAL



Town of Southern Shores

5375 N. Virginia Dare Trail, Southern Shores, NC 27949

Phone 252-261-2394 / Fax 252-255-0876

info@southernshores-nc.gov

www.southernshores-nc.gov

Planning Board Meeting

(Special Meeting)

August 7, 2017

5:30 p.m., Pitts Center

MEETING MINUTES

I. CALL TO ORDER:

Chairperson Sam Williams called the Special Meeting to order at 5:30 pm. Planning Board Members Gray Berryman, David Neal, Sam Williams, ETJ Representative John Finelli, Permit Officer Dabni Shelton, and Town Planner Wes Haskett were present.

II. PLEDGE OF ALLEGIANCE:

Chairperson Sam Williams led the Pledge of Allegiance.

III. APPROVAL OF AGENDA:

David Neal motioned to approve the agenda. Gray Berryman seconded the motion. The motion passed unanimously (4-0).

IV. APPROVAL OF MINUTES:

Gray Berryman motioned to approve the minutes from the July 17, 2017 Planning Board meeting. John Finelli seconded the motion. The motion passed unanimously.

V. PUBLIC COMMENT:

None.

VI. OLD BUSINESS:

None.

VII. NEW BUSINESS:

A. Town Code Update Module One Discussion

Chairperson Williams stated that one concern with the Town Code Update project so far is the time taken to review Module One. At the current rate, it could possibly take another ten or twelve months to complete the review of Module One. In order to shorten the process, the Board could lengthen meeting times or address the more complex issues sooner rather than later while also submitting all minor comments directly to the Town Planner.

The Board continued its discussion of building height calculation requirements and potential amendments which primarily involve using the average elevation of the existing grade at the corners of a structure and base flood elevations and elimination of the current top plate height requirement. The Board agreed on the proposed language

which may be considered for a vote at the August 21, 2017 Planning Board meeting while considering a Zoning Text Amendment application regarding building height.

The Board continued its discussion lot coverage requirements and potential amendments which are as follows:

- Pervious materials and turfstone/pavers for driveways and parking areas contribute 50% to lot coverage.
- Gravel or grass driveways: 100% pervious (does not contribute to lot coverage).
 - Pervious base must be used for gravel and grass driveways.
- Eaves: Outermost 4 feet of eaves don't contribute to lot coverage. Anything over contributes 100% to lot coverage.
- Gravel walkways do not contribute to lot coverage.
- Swimming pools: The pool area (water) does not contribute to lot coverage. Up to a maximum of 500 sq. ft.
- Keep 30% maximum lot coverage in place. We recognize that it will encourage larger homes.

The Board agreed that the proposed changes would only apply to the RS-1 and R-1 zoning districts. David Neal motioned to recommend the proposed lot coverage amendments to the Town Council. Gray Berryman seconded the motion. The motion passed unanimously.

VIII. PUBLIC COMMENT:

Mark Martin stated that any relief is welcomed and that the Board has done a good job.

IX. PLANNING BOARD MEMBER COMMENTS:

None.

X. ANNOUNCEMENTS:

Chairperson Williams announced that a Special Planning Board meeting will be held on August 21, 2017.

XI. ADJOURNMENT:

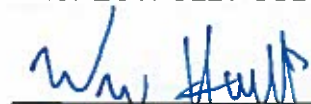
David Neal motioned to adjourn. Gray Berryman seconded the motion. The motion passed unanimously and the meeting adjourned at 7:10 p.m.

ATTEST:



Sam Williams, Chairperson

RESPECTFULLY SUBMITTED:



Wes Haskett, Town Planner